



TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

SP-19-01 P&Z Hearing Date: February 28, 2019

The Summit Church Oak Ridge is submitting a site plan for approval of a 31,543.5 square foot church structure.

The property is located on Highway 68, 908 feet south of Fogleman Rd. and addressed as 8039 R1 Fogleman Rd.. Being Guilford County Tax Parcel 0162849, consisting of approximately 14.02 acres, Zoned AG(Agricultural), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by The Summit Church.



Staff comments:

1. In the AG (Agricultural) district a Church is designated as a use by right.
2. Built-upon area for the 14.02-acre parcel is proposed to be 3.9 acres. Total development of the site will encompass 26.23% of the parcel.
3. A lighting plan has been requested from applicant.
4. The landscaping requirements as proposed matches the planting rate required by ordinance. A formal landscape plan has been requested from the applicant.

5. A driveway permit will be required for site plan approval and will need to meet applicable NCDOT and Town of Oak Ridge Ordinance requirements.
6. Parking lot requirements in the AG zone do not require the parking area be paved. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements.

The site plan as presented meets all other technical requirements of the Oak Ridge Development Ordinance. Staff recommends **conditional approval** based on the submittal and approval of complete lighting, landscape, erosion and sediment control, and stormwater plans along with driveway entrance plans.